

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		TEEL ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	SIMISTER THOMAS P & KEZIA H			
Owner 2:	TRS/ THOMAS P SIMISTER REVOCAB			
Owner 3:	KEZIA H SIMISTER REVOCABLE TR			
Street 1:	24 TEEL ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	SIMISTER THOMAS PATRICK -		
Owner 2:	SIMISTER KEZIA -		
Street 1:	22-24 TEEL STREET #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1646 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	507,300			507,300
Total Card	0.000	507,300			507,300
Total Parcel	0.000	507,300			507,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		308.20	/Parcel: 308.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	499,500	0	.		499,500	499,500	Year End Roll	12/18/2019
2019	102	FV	466,800	0	.		466,800	466,800	Year End Roll	1/3/2019
2018	102	FV	412,100	0	.		412,100	412,100	Year End Roll	12/20/2017
2017	102	FV	375,100	0	.		375,100	375,100	Year End Roll	1/3/2017
2016	102	FV	375,100	0	.		375,100	375,100	Year End	1/4/2016
2015	102	FV	346,100	0	.		346,100	346,100	Year End Roll	12/11/2014
2014	102	FV	330,000	0	.		330,000	330,000	Year End Roll	12/16/2013
2013	102	FV	330,000	0	.		330,000	330,000		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible][illegible]

april 2021

APPRAISED:	507,300 /	507,300
USE VALUE:	507,300 /	507,300
ASSESSED:	507,300 /	507,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	152596
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
2	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!1945!

PRINT

Date	Time
12/10/20	17:28:51

LAST REV

Date	Time
08/10/20	15:03:2

	danam
	1945

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	2 - Hip			
Roof Cover:	1 - Asphalt Shgl			
Color:	BROWN			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G13	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	126 - 7084

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26.9
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.28790998
Const Adj.:	0.99980003
Adj \$ / SQ:	379.857
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689245
Depreciation:	181961
Depreciated Total:	507285

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,646	379.860	625,245	
Net Sketched Area:		1,646	Total:	625,245	
Size Ad	1646	Gross Are	1646	FinArea	1646

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

